



JOHNSON COUNTY COMMISSIONERS COURT

Christopher Boedeker
County Judge

Rick Bailey
Commissioner
Precinct 1

Kenny Howell
Commissioner
Precinct 2

Mike White
Commissioner
Precinct 3

Larry Woolley
Commissioner
Precinct 4

THE STATE OF TEXAS

COUNTY OF JOHNSON

§
§
§

ORDER 2026-29

ORDER APPROVING PLAT

WHEREAS, Chapter 232 of the Texas Local Government Code requires the owner of a tract of land located outside the limits of a municipality to have a plat of the subdivision prepared if the owner divides the tract of land into two or more parts to lay out: (1) a subdivision of the tract, including an addition; (2) lots; or (3) streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks or other parts; and

WHEREAS, an application for a plat of a subdivision has been presented to Development Services of Johnson County; and

WHEREAS, the application for the plat of the subdivision meets the requirements of Chapter 232 of the Texas Local Government Code and the requirements of the Subdivision Rules and Regulations of Johnson County, Texas as currently amended.

NOW THEREFORE BE IT ORDERED:

The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the Plat of **Gorman Addition**, Lot 1, Block 1, in Precinct 4 for filing purposes only and clarifying that the filing of the plat which dedicates roads and streets to the public **does not** make those roads and streets county roads subject to county maintenance.

WITNESS OUR HAND THIS, THE 27TH DAY OF APRIL 2026.



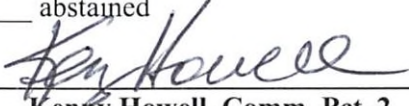
Christopher Boedeker, Johnson County Judge

Voted: yes, no, abstained



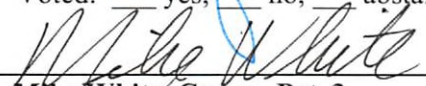
Rick Bailey, Comm. Pct. 1

Voted: yes, no, abstained



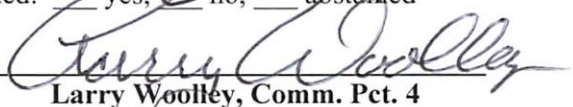
Kenny Howell, Comm. Pct. 2

Voted: yes, no, abstained




Mike White, Comm. Pct. 3

Voted: yes, no, abstained



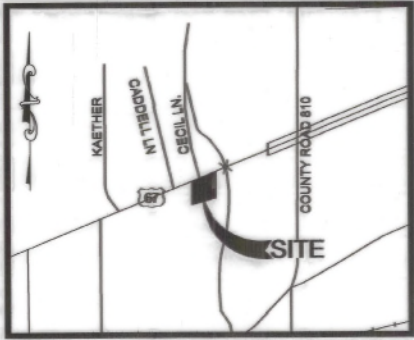
Larry Woolley, Comm. Pct. 4

Voted: yes, no, abstained

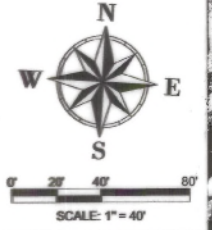
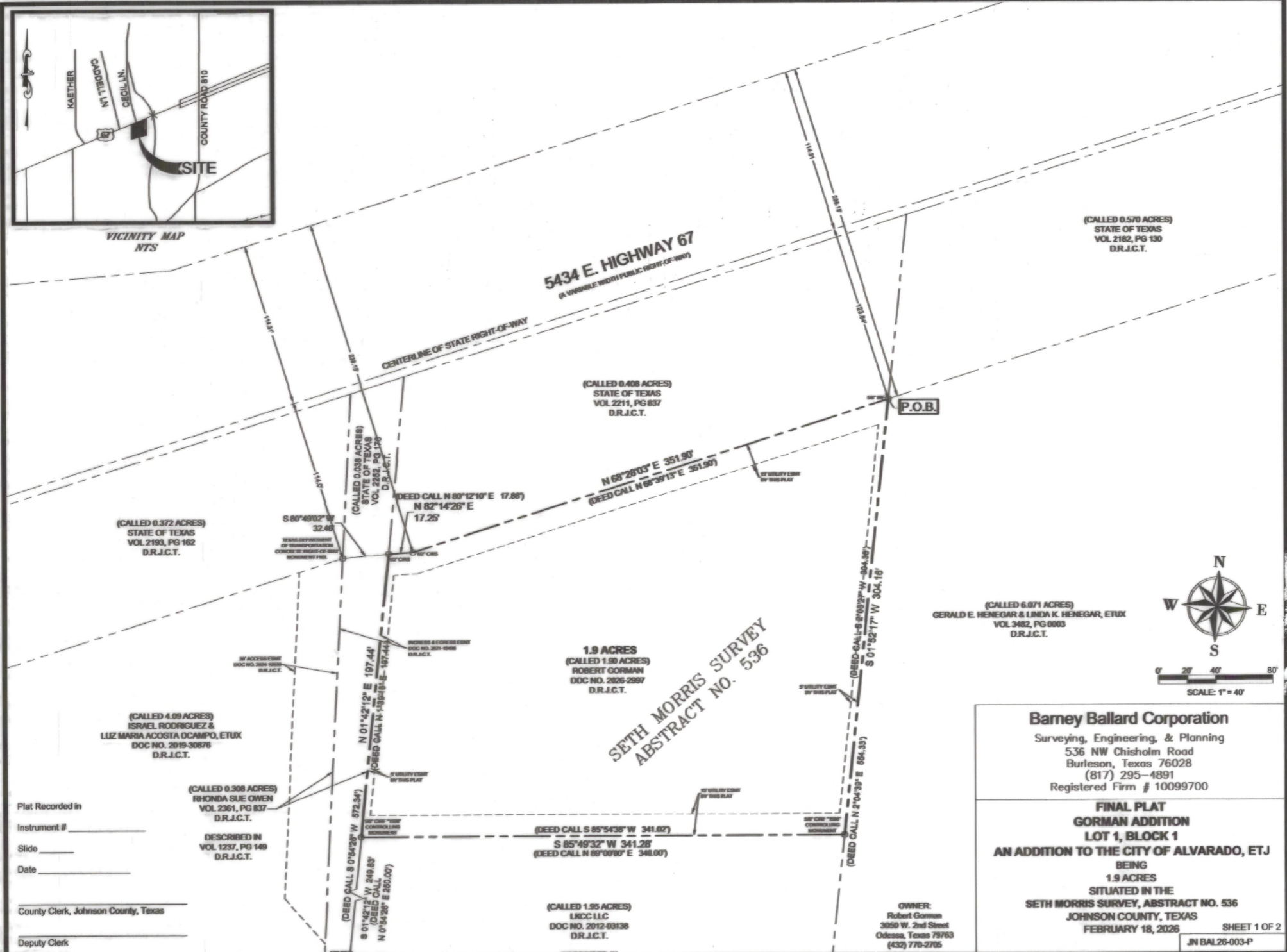


ATTEST: **April Long, County Clerk**





VICINITY MAP
NTS



Plat Recorded in _____
Instrument # _____
Slide _____
Date _____
County Clerk, Johnson County, Texas _____
Deputy Clerk _____

Barney Ballard Corporation
Surveying, Engineering, & Planning
536 NW Chisholm Road
Burleson, Texas 76028
(817) 295-4891
Registered Firm # 10099700

FINAL PLAT
GORMAN ADDITION
LOT 1, BLOCK 1
AN ADDITION TO THE CITY OF ALVARADO, ETJ
BEING
1.9 ACRES
SITUATED IN THE
SETH MORRIS SURVEY, ABSTRACT NO. 536
JOHNSON COUNTY, TEXAS
FEBRUARY 18, 2026

SHEET 1 OF 2
JN BAL26-003-P

OWNER'S CERTIFICATE

BEING a 1.9 acre tract of land situated in the SETH MORRIS SURVEY, ABSTRACT NUMBER 536, in the City of Alvarado, Johnson County, Texas, being a called 1.90 acre tract of land described in a deed to Robert Gorman, recorded in Document Number 2026-2997, Deed Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for the common corner of said called 1.90 acre tract, and a called 6.071 acre tract of land described in a deed to Gerald E. Henegar and Linda K. Henegar, et ux, recorded in Volume 3482, Page 0003, Deed Records, Johnson County, Texas, a called 0.570 acre tract of land described in a deed to The State of Texas, recorded in Volume 2182, Page 130, Deed Records, Johnson County, Texas, and a called 0.408 acre tract of land described in a deed to The State of Texas, recorded in Volume 2211, Page 837, Deed Records, Johnson County, Texas, said point being in the south right-of-way line of E. Highway 67 (a variable width public right-of-way);

THENCE S 01°52'17" W, along the east line of said called 1.90 acre tract, and along the west line of said called 6.071 acre tract a distance of 304.16 feet to a 5/8 inch iron rod with cap stamped "1598" found for the southeast corner of said called 1.90 acre tract, being the northeast corner of a called 1.95 acre tract of land conveyed in a deed to LKDC LLC., recorded in Document Number 2012-03138, Deed Records, Johnson County, Texas, and described in Document Number 2011-46479, Deed Records, Johnson County, Texas;

THENCE S 85°49'32" W, along the south line of said called 1.90 acre tract, and along the north line of said called 1.95 acre tract, a distance of 341.28 feet to a 5/8 inch iron rod with cap stamped "1598" found for the southwest corner of said called 1.90 acre tract, same being the northwest corner of said called 1.95 acre tract, said point being in the east line of a called 0.309 acre tract of land conveyed in a deed to Rhonda Sue Owen, recorded in Volume 2361, Page 837, Deed Records, Johnson County, Texas, and described in Volume 1237, Page 148, Deed Records, Johnson County, Texas;

THENCE N 01°42'12" E, along the west line of said called 1.90 acre tract, and along the east line of said called 0.309 acre tract, a distance of 197.44 feet to a 1/2 inch iron rod with cap stamped "BARNEY BALLARD" set for the northwest corner of said called 1.90 acre tract, the northeast corner of said called 0.309 acre tract, the southwest corner of a called 0.039 acre tract of land described in a deed to The State of Texas, recorded in Volume 2252, Page 176, Deed Records, Johnson County, Texas, and the southeast corner of said called 0.488 acre tract, said point being in the south right-of-way line of said E Highway 67;

THENCE N 82°14'28" E, along the north line of said called 1.90 acre tract, and along the south line of said called 0.408 acre tract, and along the south right-of-way line of said E. Highway 67, a distance of 17.25 feet to a 1/2 inch iron rod with cap stamped "BARNEY BALLARD" set for corner;

THENCE N 68°28'03" E, along the north line of said called 1.90 acre tract, and along the south line of said called 0.408 acre tract, and along the south right-of-way line of said E. Highway 67, a distance of 351.90 feet to the POINT OF BEGINNING and containing 1.9 acres of land more or less.

OWNER'S DEDICATION

That ROBERT GORMAN, owner of the above described tract of land, do hereby adopt this plat designating the herein described property as LOT 1, BLOCK 1, GORMAN ADDITION, an addition to Johnson County, Texas, and hereby dedicate to the public use, without reservation, the streets, easements, right-of-way and any other public area shown hereon, unless otherwise designated on this plat.

WITNESS OUR HAND, this the 6th day of APRIL, 2026

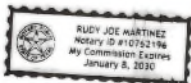
By: *Robert Gorman*
Robert Gorman

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, on this day personally appeared Robert Gorman, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said owner.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 6th day of April, 2026

Rudy Joe Martinez
Notary Public in and for
The State of Texas
My Commission expires: 01-08-30



GENERAL NOTES:

This subdivision or some part thereof is located within the ETJ of the City of Alvarado.

The designation of the proposed usage of the area shown on plat is for Commercial use.

The developer shall complete all roads and drainage facilities in a subdivision within twelve (12) months after the date of final plat approval.

Water: Bethany Special Utility District 817-750-2516
Electricity: United Cooperative Services 817-556-4800
Septic: Private Individual Septic Systems

Private Sewage Facility

On-site sewage facility performance cannot be guaranteed even though all provisions of the Rules of Johnson County, Texas for Private Sewage Facilities are complied with.

Inspections and/or acceptance of a private sewage facility by the Development Services Department shall indicate only that the facility meets minimum requirements and does not relieve the owner of the property from complying with County, State and Federal regulations. Private Sewage Facilities, although approved as meeting minimum standards, must be upgraded by the owner at the owner's expense if normal operation of the facility results in objectionable odors, if unsanitary conditions are created or if the facility when used does not comply with governmental regulations.

A properly designed and constructed private sewage facility system, installed in suitable soil, can malfunction if the amount of water that is required to dispose of is not controlled. It will be the responsibility of the lot owner to maintain and operate the private sewage facility in a satisfactory manner.

Flood Statement:

According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Panel No. 48251C02001, effective date December 04, 2012, this property is located in zone "X" (Areas determined to be out of the flood plain).

The above referenced FEMA flood insurance rate map is for use in administering the "NFIP". It does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surfaces or subsurface conditions existing on or near the subject property which are not studied or addressed as part of the "NFIP".

Blocking the flow of water or constructing improvements in the drainage easements, and filling or obstruction of the floodway is prohibited.

The existing creeks or drainage channels traversing along or across this addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to drainage courses along or across said lots.

Johnson County will not be responsible for the maintenance and operations of said drainage ways or for the control of erosion.

Johnson County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.

Johnson County has the right but not a duty to enter onto property and clear any obstruction including but not limited to trees, plants, dirt or buildings, which obstruct the flow of water through drainage easements.

Duties of Developer/Property Owner

The approval and filing of this plat by Johnson County does not relieve the developer of the property or owner of the property of any duty to comply with all local, state or federal law of the jurisdictions in which the property is located.

The approval and filing of this plat by Johnson County does not relieve the developer of the property or owner of the property of any duty to any adjacent or downstream property owner or impose, insulate or transfer any duty or liability to Johnson County, the Commissioners, officials or employees of Johnson County.

Johnson County makes no representation that the creeks, streams, rivers, drainage channels or other drainage structures, devices or features portrayed hereon are actually existing on the property portrayed by this plat do not violate the statutes or common law of an incorporated city, Johnson County, the State of Texas or the United States.

Johnson County is relying upon the surveyor whose name is affixed hereon to make accurate and truthful representations upon which Johnson County can make determinations regarding the approval or disapproval of this plat.

Indemnity

The property developer submitting this plat to Johnson County for approval and the owner of the property the subject of this plat do hereby agree to jointly and severally indemnify and hold harmless Johnson County and the Commissioners, officials and employees of Johnson County from any and all claims or damages resulting from or allegedly arising from Johnson County's approval or filing of this plat or construction documents associated therewith.

Utility Easement:

Any public utility, including Johnson County, shall have the right to move and keep moved all or part of any buildings, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction or maintenance or efficiency of its respective systems in any of the easements shown on the plat, and any public utility including Johnson County, shall have the right at all times of ingress and egress to and from said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity of any time of proceeding the permission of anyone.

Filing a plat:

It is a Criminal Offense punishable by a fine of up to \$1000.00, confinement in the county jail for up to 90 days or by both fine and confinement for a person who subdivides real property to use the subdivision's description in a deed of conveyance, a contract for a deed, or a contract of sale or other encumber contract to convey that is delivered to a purchaser unless the plat or replat of the subdivision is approved and is filed for records with the Johnson County Clerk. However, said description may be used if the conveyance is expressly contingent on approval and recording of the final plat and the purchaser is not given use or occupancy of the real property conveyed before the recording of the plat.

A purchaser may not use or occupy property described in a plat or replat of a subdivision until such time as the plat is filed for record with the county clerk's office of the Johnson County Clerk.

Filing a Plat is Not Acceptance of Roads for County Maintenance

The approval and filing of a Plat which dedicates roads and streets does not make the roads and streets county roads subject to county maintenance. No road, street or passageway set aside in this Plat shall be maintained by Johnson County, Texas in the absence of an express Order of the Commissioners Court entered of record in the minutes of the Commissioners Court of Johnson County, Texas specifically identifying any such road, street or passageway and specifically accepting such road, street or passageway for county maintenance.

OWNER:
Robert Gorman
3058 W. 2nd Street
Odessa, Texas 79763
(432) 770-2705

NOTES:

- Right-Of-Way Dedication: 40' ROW from center of road on F.M. or State*
30' ROW from center of County Roads or roads in a Subdivision*
*Unless otherwise required by Major Thoroughfare Plan
- Utility Easement: 15' from lot line in front and back
5' from lot line on the sides
- Building Lines: 50' from lot line (State Highway & F.M.)
25' from lot line (County Road or Subdivision Roads)

SURVEYOR'S NOTES:

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (DORSIS).
- ALL 1/2" IRON RODS SET WITH A CAP STAMPED "BLUESTAR SURVEYING".
- FINISHED FLOOR ELEVATIONS TO BE MINIMUM OF 18" ABOVE HIGHEST ADJACENT (TOUCHING) FINISH GRADE.
- SEPTIC SYSTEMS/SPRAY HEADS SHALL NOT DISCHARGE ACROSS LOT LINES.

Plat Recorded in

Instrument # _____

Slide _____

Date _____

County Clerk, Johnson County, Texas

Deputy Clerk _____

APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE

_____ DAY OF _____, 20

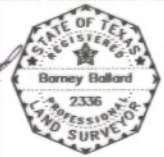
County Judge _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Barney Ballard, Registered Professional Land Surveyor, Texas Registration No. 2336 hereby state that this correctly represents a survey made under my supervision on February 18, 2026. The subdivision boundary corners are marked with iron pins as noted.

Signature: *Barney Ballard*
Date: *3-26-26*



Barney Ballard Corporation

Surveying, Engineering, & Planning
536 NW Chisholm Road
Burleson, Texas 76028
(817) 295-4891
Registered Firm # 10099700

FINAL PLAT
GORMAN ADDITION
LOT 1, BLOCK 1
AN ADDITION TO THE CITY OF ALVARADO, ETJ

BEING
1.9 ACRES
SITUATED IN THE
SETH MORRIS SURVEY, ABSTRACT NO. 536
JOHNSON COUNTY, TEXAS
FEBRUARY 18, 2026

SHEET 2 OF 2

JN BAL26-003-P

AGENDA PLACEMENT FORM

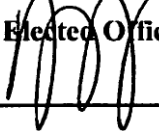
(Submission Deadline – Monday, 5:00 PM before Regular Court Meetings)

Date: April 9, 2026

Meeting Date: April 27, 2026

Submitted By: Julie Edmiston

Department: Development Services

Signature of Elected Official/Department Head:


Court Decision: <small>This section to be completed by County Judge's Office</small>


Description:

Consideration of Order 2026-29, Order Approving the Final Plat of Gorman Addition, Lot 1, Block 1, Located in Precinct 4.

Water Source is Bethany SUD.

(May attach additional sheets if necessary)

Person to Present: _____

(Presenter must be present for the item unless the item is on the Consent Agenda)

Supporting Documentation: (check one) PUBLIC CONFIDENTIAL
(PUBLIC documentation may be made available to the public prior to the Meeting)

Estimated Length of Presentation: _____ minutes

Session Requested: (check one)
 Action Item Consent Workshop Executive Other _____

Check All Departments That Have Been Notified:
 County Attorney IT Purchasing Auditor
 Personnel Development Services Facilities Management

Other Department/Official (list) _____

**Please List All External Persons Who Need a Copy of Signed Documents
In Your Submission Email**



VG-92-2026-12573

Johnson County
April Long
Johnson County Clerk

Instrument Number: 2026 - 12573

Real Property Recordings

Recorded On: April 27, 2026 04:42 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$0.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2026 - 12573
Receipt Number: 20260427000188
Recorded Date/Time: April 27, 2026 04:42 PM
User: Honor C

Record and Return To:

JUDGE BOEDEKER
RETURN TO Paula

Station: ccl30



STATE OF TEXAS
Johnson County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Johnson County, Texas

April Long
Johnson County Clerk
Johnson County, TX